

Process Number	Applicant
<a href="#">01-420</a>	<a href="#">Landaq, Inc.</a>
<a href="#">02-30</a>	<a href="#">Air Base Landings, Ltd.</a>
<a href="#">02-35</a>	<a href="#">Clinton Assoc. Ltd. Co.</a>

HEARING NO. 02-5-CZ15-1 (01-420)

18-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LANDAQ, INC.

- (1) RU-1 & BU-1A to BU-1A
- (2) SPECIAL EXCEPTION to permit a site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a principal building to exist on a lot prior to permitting an accessory use; to waive same to permit an accessory use without a principal building.

Plans are on file and may be examined in the Zoning Department entitled "Goulds Station," as prepared by EGN, Inc., Engineering and dated revised 3/20/02 and consisting of 2 pages and one dated 11/25/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 25' of Lot 3 and all of Lots 4 through 7, Block 2, LINCOLN CITY SECTION "A", Plat book 46, Page 88. AND: The alley between Lot 7 and Lot 6 of Block 2, of LINCOLN CITY, SECTION "A", Plat book 46, Page 88, more particularly described as:  
Begin at the Northeast corner of Lot 7, Block 2, of LINCOLN CITY, SECTION "A", Plat book 46, Page 88, proceeding at N89°10'8"E for 20', thence S00°48'13"E for 80.37', thence S89°10'8"W for 20.34', thence closing to N0°48'13"W for 80.39'.

LOCATION: The Southeast corner of S.W. 216 Street & S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.83 Gross Acres

RU-1 (Single Family Residential)  
BU-1A (Business – Limited)

HEARING NO. 02-5-CZ15-2 (02-30)

36-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: AIR BASE LANDINGS LTD.

- (1) BU-1A and RU-3M to RU-3M
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit a lot with a frontage of 50' (100' required).
- (4) NON-USE VARIANCE OF ZONING REQUIREMENTS to permit a floor area ratio of 0.523 (0.5 permitted).
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 15' (20' required) from the interior side (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Air Base Landings Limited," as prepared by Raphael C. Chiappetta, consisting of 18 sheets; Sheets SP-1 & SP-2 dated 3/5/02 with the remaining sheets dated 1/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts "B-1" and "R" in CUTLER LANDINGS REPLAT, Plat book 135, Page 58.

LOCATION: South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.41 Acres

BU-1A (Business – Limited)

RU-3M (Minimum Apt. House 12.9 units/net acre)

APPLICANT: CLINTON ASSOCIATES LTD. CO.

(1) AU to RU-1

(2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Picket Fences Country Estates," as prepared by Bellon, Milanes, Architects, Planners dated 1/10/02 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: All that portion of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25 lying west of the W/ly right-of-way line of Canal C-102-N and north of the right-of-way line for the Homestead Extension of the Florida Turnpike, A/K/A: State Road 821 which said right-of-way line is approximately described as follows:

Commence at the Southeast corner of the NW  $\frac{1}{4}$  of said Section 25; thence run S88°24'28"W for a distance of 110'; thence run N0°37'1"W for a distance of 153.39' to the Point of beginning of the line hereinafter to be described; thence run S75°33'46"W for a distance of approximately 582.65' to the W/ly boundary of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 25 and the end of the said specifically described line.

LOCATION: West side of theoretical S.W. 122 Avenue and the C-102N Canal and lying on the north side of theoretical S.W. 256 Street and the Homestead Extension of Florida's Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.66 Gross Acres

AU (Agricultural – Residential)

RU-1 (Single Family Residential)